

Single Family Residence

RESIDENTIAL

1125 RIVER ROCK DR

FOLSOM, CA 95630

\$785,858

TopHap Estimate · \$282 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,785 ft²

LIVING AREA

0.21 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$786K

\$747K low

\$825K high

Last Sale

\$615,000 · May 21, 2019

Est. Owner Equity

\$434,358

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$8,145 (2025)
Assessed Value	\$699,760
Previous Assessed	\$686,040

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.21
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

45
FLOOD

59
WILDFIRE

58
HEAT

45
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 8, 2019	Resale	Grant Deed	\$615,000	\$221	\$356K
Nov 6, 2007	Quitclaim	Quit Claim Transfer			
Nov 6, 2007	Financing	Intrafamily Transfer			\$500K
Oct 13, 2006	Quitclaim	Quit Claim Transfer			
Oct 13, 2006	Quitclaim	Quit Claim Transfer			\$145K
Dec 23, 2004	Quitclaim	Quit Claim Transfer			
Dec 22, 2004	Quitclaim	Quit Claim Transfer			\$505K
May 17, 2004	Quitclaim	Quit Claim Transfer			
Nov 3, 2003	Quitclaim	Quit Claim Transfer			\$351K
Mar 18, 2002	Quitclaim	Quit Claim Transfer			
Oct 31, 2000	Quitclaim	Quit Claim Transfer			\$253K
Sep 25, 2000	Quitclaim	Quit Claim Transfer			

Dec 23, 1998	Quitclaim	Quit Claim Transfer			
Aug 4, 1998	Quitclaim	Quit Claim Transfer			\$251K
Dec 23, 1994	Resale	Grant Deed	\$286,000	\$103	\$15K
Mar 22, 1994	Resale	Grant Deed	\$299,000	\$107	\$79K
Feb 13, 1991	Resale	Grant Deed	\$285,000	\$102	\$180K
Nov 2, 1990	Resale	Grant Deed	\$285,000	\$102	\$180K
Dec 30, 1988	Resale	Grant Deed	\$220,000	\$79	\$198K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ottomon Way Elementary School	Elementary	KG–5	1.2 mi
Louis Pasteur Fundamental Middle School	Middle	6–8	1.7 mi
Casa Roble Fundamental High School	High	9–12	1.8 mi

District: San Juan Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 95630

49 CRIME INDEX	79 AIR POLLUTION	81,616 POPULATION	\$129K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------